

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The accomplishment data is based only on the HOME & HTF units completed between 4/1/19 and 3/31/20. The reported unit numbers are compared to the goals set forth in our 2018 – 2022 Consolidated Plan and 2019 Action Plan. Due to only reporting on projects completed in IDIS during this time period we did not meet some of our one year and strategic plan goals. At this time no Housing Trust Fund units have been completed.

The State continues to focus CDBG resources on public water/wastewater infrastructure, community public facilities, and economic development with the express purpose of assisting businesses with job creation. In addition, with an amendment to the 2019 Action Plan, the State now provides an open cycle application for long-term recovery. The purpose of offering this open cycle application is to utilize formula CDBG funds in response to the State's long-term recovery needs resulting from a presidentially declared disaster event. The State primarily focuses on the most impacted and distressed areas declared for the supplemental CDBG-DR appropriations allocated to the State. By making formula CDBG funds available for long-term recovery, the State may provide funding statewide to assist LMI and vulnerable populations with recovery needs. The State is on target to obligate all FY19 CDBG funds to local governments carrying out these activities.

\* CDBG data in Table 1 reporting accomplishments for the 2019 program year includes performance measures for projects that were closed and reporting performance measures between April 1, 2019 and March 31, 2020. Period of performance for most CDBG funded projects ranges from three-four years. Most of the State's CDBG projects are infrastructure projects that require preconstruction phases for engineering design and environmental review. Many water and wastewater projects include other federal and state funding such as the U S Department of Agriculture-Rural Development, the U S Department of Commerce Economic Development Authority, and the Missouri Department of Natural Resources. The State's available CDBG funding resources include the remaining balances from prior grant years. As projects are able to complete construction under budget, funds are obligated back to the State and available to fund other projects. The State first meets the current year obligation deadline for allocating program funds before obligating prior year remaining balances.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing for Low-Income Household	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	331	94	28.40%	59	50	84.75%
Affordable Housing for Low-Income Household	Affordable Housing	HOME: \$ / HTF: \$	Homelessness Prevention	Persons Assisted	485	72	14.85%	97	40	41.24%
Affordable Housing for Seniors	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	113	60	53.10%	22	22	100.00%
Affordable Housing for Seniors	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	167	43	25.75%	33	9	27.27%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17500	0	0.00%			

CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		1170	0	0.00%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Rental units constructed	Household Housing Unit	0	0		150	0	0.00%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Homeowner Housing Added	Household Housing Unit	0	0		120	0	0.00%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		300	0	0.00%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		1050	0	0.00%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		305	0	0.00%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Homeless Person Overnight Shelter	Persons Assisted	0	0		165	0	0.00%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Homelessness Prevention	Persons Assisted	0	0		1170	0	0.00%
CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Housing for Homeless added	Household Housing Unit	0	0		45	0	0.00%

CDBG Disaster Recovery	Non-Housing Community Development	CDBG: \$ / CDBG-DR: \$58535000	Buildings Demolished	Buildings	0	0		350	0	0.00%
Continuum of Care (CoC)	Homeless	Continuum of Care: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	100	0	0.00%			
Continuum of Care (CoC)	Homeless	Continuum of Care: \$	Housing for Homeless added	Household Housing Unit	0	0		35	0	0.00%
Emergency Solutions Grant (ESG)	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	3000	383	12.77%	600	383	63.83%
Emergency Solutions Grant (ESG)	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	4400	632	14.36%	900	632	70.22%
HIV AIDS	Affordable Housing	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		175	0	0.00%
HIV AIDS	Affordable Housing	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	8125	0	0.00%			
HIV AIDS	Affordable Housing	HOPWA: \$	Other	Other	0	0		150	0	0.00%
Job Training/Creation	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	1575	455	28.89%	315	455	144.44%

Preservation of Affordable Housing for Low-Income	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	372	65	17.47%	75	28	37.33%
Preservation of Affordable Housing for Low-Income	Affordable Housing	HOME: \$ / HTF: \$	Homeowner Housing Rehabilitated	Household Housing Unit	846	190	22.46%	169	114	67.46%
Preservation of Affordable Housing for Low-Income	Affordable Housing	HOME: \$ / HTF: \$	Homelessness Prevention	Persons Assisted	422	62	14.69%	84	28	33.33%
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	64000	502853	785.71%	1156	18015	1,558.39%
Public Infrastructure & Improvement	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	110000	254975	231.80%	3340	71717	2,147.22%
Public Infrastructure & Improvement	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	0		80	60	75.00%
Set-Aside Preference	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	300	112	37.33%	59		%

Set-Aside Preference	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	91	28	30.77%	18		%
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Non-housing community development needs/goals identified in the Consolidated Plan, and for which CDBG funds are targeted, include economic development, public improvements/infrastructure, and public facilities. The State continues to allocate CDBG funds to these needs/goals in accordance with the Consolidated Plan. These continue to be priority needs for the State.

The strategic plan, program year, and actual numbers reported using HOME funds include all units produced by MHDC as stated above. ESG/CoC-- The Balance of State Continuum of Care funds provide housing assistance for permanent supportive housing for individuals and families experiencing homelessness. It also provides funding for HMIS systems and Continuum of Care planning. The State of Missouri utilizes Emergency Solutions Grant funds to provide services to sheltered, unsheltered, and households at-risk of homelessness. The services provided include outreach services to unsheltered households, essential services to sheltered households in emergency shelters, and financial assistance and housing search and stabilization services to households experiencing homelessness or at imminent risk of becoming homeless.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	4,443	144	0	5,286	0
Black or African American	184	40	0	3,256	0
Asian	12	1	0	39	0
American Indian or American Native	42	1	0	119	0
Native Hawaiian or Other Pacific Islander	0	0	0	31	0
<b>Total</b>	<b>4,681</b>	<b>186</b>	<b>0</b>	<b>8,731</b>	<b>0</b>
Hispanic	84	2	0	535	0
Not Hispanic	4,597	184	0	8,894	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

CDBG data is based on projects beneficiaries between April 1, 2019 and March 31, 2020. This data is for all projects closed during the program year regardless of the funding year for the project.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	29,805,246	15,819,891
HOME	public - federal	18,027,796	9,176,312
HOPWA	public - federal	792,945	
ESG	public - federal	2,671,207	2,544,390
HTF	public - federal	3,647,539	1,241,652
Continuum of Care	public - federal	6,000,000	
Other	public - federal	58,535,000	2,612,651

Table 3 - Resources Made Available

### Narrative

As of December 31, 2019, MHDC is no longer the collaborative applicant for the Balance of State CoC.

CDBG expenditures reflect expenditures from applicable open grant years. The resources made available for program year 2019 include the 2019 program year formula funding, prior years' remaining balances, and program income that was available to fund current CDBG projects. Due to COVID-19 the State was unable to hold a competitive funding cycle in April-May 2020. The funding cycle was delayed to October 2020. Also due to COVID-19 and social-distancing mandates, many of the State's funded construction projects were delayed. The State does recognize that it is HUD's goal for the State's expenditures to report a 1:1 ratio. This means that for the program year the State should be expending on average the amount of the State's average program year allocation.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Balance of State Continuum of Care			
Non-Entitlement Community & Economic Development			
Non-Entitlement Housing			
Statewide Housing			

Table 4 – Identify the geographic distribution and location of investments

### Narrative



## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

MHDC did not meet its match goal this year, we had a shortfall of \$612,705.06. However, there is still a substantial amount of excess match. Rental Housing Production HOME funds in Missouri are typically used in conjunction with the federal and state low-income housing tax credit (LIHTC) programs. In most cases, when HOME funds and LIHTC are used together, the development may receive up to 75% of its financing through tax credit equity. Authorized by Congress in 1986 to encourage production of affordable rental housing, the Federal Low Income Housing Tax Credit Program allows corporations and individuals to invest in affordable housing in exchange for a dollar-for-dollar credit against the taxes those investors will owe over a 10-year period. In 1992, the state of Missouri formed a State Low-Income Housing Tax Credit Program that may currently match up to 100% of the federal credits to further encourage private-sector participation in the construction and rehabilitation of affordable, low-income housing. Most tax credits are sold directly to corporations, corporate funds or limited partnerships through public or private syndication. The private sector investors in these affordable, low-income housing projects are allocated federal tax credits and state tax credits, which can be used to offset the investor's federal and state income tax liability on a dollar-for-dollar basis over a 10-year period.

The CDBG Program leveraged funds for the following categories:

1. For all projects closed between April 1, 2019 and March 31, 2020. These projects were funded with annual program year funding available prior to the 2019 allocation award. CDBG projects on average range from three to four years for period of performance, which is defined from grant award to project closeout.

CDBG funds of \$10,897,787 for Public Infrastructure leveraged \$25,790,606.

CDBG funds of \$3,652,716.00 for Public Facilities leveraged \$1,384,876.

CDBG funds of \$6,213,732 for Economic Development leveraged \$122,228,424.

For all projects funded between April 1, 2019 and March 31, 2020. These projects only utilized 2018 and 2019 program year funds.

CDBG funds of \$16,505,063 for Public Infrastructure leveraged \$13,679,523.

CDBG funds of \$6,614,856 for Public Facilities leveraged \$13,957,831.

CDBG funds of \$400,000 for Economic Development leveraged \$5,100,000.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	112,647,630
2. Match contributed during current Federal fiscal year	851,105
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	113,498,736
4. Match liability for current Federal fiscal year	1,463,810
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	112,034,925

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
15402	10/31/2019	0	182,628	0	0	0	0	182,628
17001	08/15/2019	0	73,491	0	0	0	0	73,491
17053	05/03/2019	0	106,892	0	0	0	0	106,892
17083	05/09/2019	0	47,316	0	0	0	0	47,316
17084	12/30/2019	0	79,990	0	0	0	0	79,990
17088	07/01/2019	0	33,889	0	0	0	0	33,889
17106	07/09/2019	0	184,145	0	0	0	0	184,145
17109	02/08/2019	0	142,743	0	0	0	0	142,743

Table 6 – Match Contribution for the Federal Fiscal Year

## HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
14,549,334	9,319,809	5,891,750	0	17,977,392

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	87,795,792	0	0	6,849,760	0	80,946,032
Number	14	0	0	1	0	13
Sub-Contracts						
Number	336	4	1	37	11	283
Dollar Amount	67,364,623	3,795,443	581,808	8,255,751	4,660,994	50,070,628
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	78,891,143	0	78,891,143			
Number	11	0	11			
Sub-Contracts						
Number	336	48	288			
Dollar Amount	67,364,623	8,343,186	59,021,437			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		70		111,408		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	49	32
Number of Non-Homeless households to be provided affordable housing units	73	42
Number of Special-Needs households to be provided affordable housing units	73	28
<b>Total</b>	<b>195</b>	<b>102</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	68	29
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>68</b>	<b>29</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The numbers in the chart number of households supported through rental assistance, the production of new units, rehab of existing units, and acquisition of existing units report on only HOME units. The numbers reported here do not meet our one-year goal for homeless and non-homeless households, MHDC will continue to take our goals and outcome into consideration in the creation of future action plans

**Discuss how these outcomes will impact future annual action plans.**

As projects complete, our reported outcomes will continue to be on track with our strategic planning targets even if they are under or above the target goal for each particular year due to the reporting logistics. We will take this into consideration in the creation of future action plans.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>	<b>HTF Actual</b>
Extremely Low-income	0	42	0
Low-income	0	125	
Moderate-income	0	19	
<b>Total</b>	<b>0</b>	<b>186</b>	

**Table 13 – Number of Households Served**

### **Narrative Information**

The breakdown of the HOME renter units 33 extremely low-income, 63 low-income, 0 moderate income & 0 middle-income. The breakdown of the HOME owner units are 33 extremely low-income, 62 low-income, 19 moderate-income & 0 middle-income. The final table "number of persons served" reports on any completion information for individuals and families served with HOME funds between 4/1/19 and 3/31/20.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

All Missouri CoC's conduct an annual PITC in January and have established a CE system by January, 2018. Through these collaborative projects the state expects to reach unsheltered individuals and families who will be assessed and prioritized for services resulting in identification of gaps and a reduction in the unsheltered homeless population.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In Missouri, the goal is to safely reduce the length of stay for families and individuals in shelter in order to create housing first opportunities for them to be permanently re-housed. This model removes the traditional tiered system that offers limited services and imposes unnecessary requirements on individuals and families in order to obtain permanent housing. Missouri recognizes that there will always be specific populations that require emergency shelter and services - including but not limited to homeless youth, survivors of domestic violence and homeless individuals struggling with substance abuse - but hopes to incorporate ways to safely shorten these episodes of homelessness and move individuals and families directly into a permanent housing situation through rapid re-housing.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The GCEH established a Discharge Policy in 2011 that was adopted by all Missouri CoC's and state partners. The discharge policy establishes the following guiding principles: homelessness is unacceptable in Missouri; efforts to secure permanent housing shall be made prior to being discharged from a state or public facility, such as a mental health facility, substance abuse treatment facility, long-term care facility, or jail/prison; if "temporary" shelter placement is unavoidable, the reasons for this should be documented; if after having exhausted efforts to engage the client in a discharge plan, if the client continues to refuse services, the efforts will be noted; and if a client receiving out-patient services becomes homeless, the state or public facility should work actively with available community resources to locate suitable housing.



**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

All Missouri CoC's conduct an annual PITC in January and have established a CE system by January, 2018. Through these collaborative projects the state expects to reach unsheltered individuals and families who will be assessed and prioritized for services resulting in identification of gaps and a reduction in the families with children, veterans and unaccompanied youth unsheltered homeless population which are priorities in the federal and state plan to end homelessness.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The 2019 Action Plan continued to improve on the collaboration between the state and PHAs, working on issues with staff and resident engagement, involving PHA staff in other statewide collaborations, and offering more opportunities for collaborative training. As a result, resident engagement for the 2019 Action Plan process improved substantially; notably with more accessible surveys available to residents (offered through resident newsletters as opposed to internet surveys), and ultimately, more submitted for consideration. Missouri's Consolidated Partners will continue to work with MONAHRO and PHAs throughout the state to improve access to processes, encourage collaboration and better align affordable housing priorities. The 2019 Action Plan continued to improve on the partnership between the state and PHAs, working on issues with staff and resident engagement, involving PHA staff in other statewide efforts, and offering more opportunities for shared training.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Missouri's Consolidated Partners will continue to work with MONAHRO and PHAs throughout the state to improve access to processes, encourage collaboration and better align affordable housing priorities. This work must include communication with PHA residents about existing opportunities that are available through the state; opportunities aimed at improving a household's success.

### **Actions taken to provide assistance to troubled PHAs**

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

To the extent it is feasible, the Consolidated Plan partners will continue to work with stakeholders including but not limited to MCHR, housing and social service providers, property management companies and PHAs on fair housing outreach and education, to ensure individuals understand their housing rights and the resources available to them. To the extent it is feasible, the Consolidated Partners will provide information and resources to policy makers as they work towards reconciling differences in state and local regulations as they pertain to housing, zoning, and discrimination.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

MHDC is tasked with drastically reducing and ultimately ending homelessness in Missouri. MHDC administers the ESG program in collaboration with DSS and also administers HTF. In addition, MHDC administers a variety of federal, state or locally funded programs with the same objectives that are outside the scope of the Consolidated Plan. MHDC requires funded agencies to attend meetings of their CoC and to participate in the CE system of the CoC. MHDC also solicits feedback for each application received from the CoC to understand the diverse needs of each CoC. Consolidated oversight for the majority of the homeless assistance programs throughout Missouri allows targeting of funds, consistency of program goals and policies and helps reduce and ultimately end homelessness in Missouri.

The Department of Economic Development will continue its relationship with partner agencies (state, federal and local) to meet the non-housing community development needs of Missouri.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Developers must provide MHDC all pertinent information including informal and informal consultations with state and federal agencies and non-federal agencies. Developers must provide MHED with the analysis to back up the type of lead-based paint investigation done for a project. This can include the reports, certifications, licenses, and pamphlets. Developers are encouraged to review the lead-based paint requirements located on the HUD Exchange website and the Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. In addition to these procedures, MHDC has guidelines for the Physical Needs Assessment, which is submitted with the application for funding. Among other things, this document addresses the need and requirement for a lead-based paint assessment.

The Hero program contains lead-based paint requirements. Sub-recipients are required to provide their own procedures for addressing lead-based paint issues within the single-family homes they will be

rehabilitating, including staff and contractor certifications and procedures for lead risk assessment. The ESG program requires a lead-based paint visual assessment for all units being assisted with ESG financial assistance (rent assistance, utility assistance, utility/rent deposits, or arrears), if the unit was constructed prior to 1978, and a child under the age of six is or will be living in the unit. This screening must be completed and kept in client files for review during compliance visits.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

MHDC collaborates with and maintains an ongoing relationship with the GCEH which was established with a mission to promote public and private coordination and collaboration, develop new strategies to evaluate and reallocate resources, remove barriers to accessing services, evaluate unmet needs and provide supportive services and affordable housing needs, implement effective solutions to build economic security and promote and support activities that prevent homelessness. The GCEH is a Governor appointed committee consisting of state departments, non-profit agencies, eight CoC, and formerly homeless citizens. All agencies participating in the Consolidated Planning Process have a seat on this committee. Missouri addresses poverty-level families through the network of community action agencies who apply for homeless assistance funding, provide disaster services and reach rural communities.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

All Missouri CoC's were required to implement a CE System to coordinate and prioritize homeless assistance funding by January 2018. This structure facilitates collaboration and improves institutional structures.

The Department of Economic Development partners with various state and federal agencies (including, but not limited to the Missouri Department of Natural Resources, Missouri Department of Transportation, Delta Regional Authority, U.S. Department of Agriculture – Rural Development, U.S. Department of Commerce – Small Business Administration, State and Federal Emergency Management Agencies, and the U. S. Economic Development Administration) to collectively meet the needs of eligible areas of the State. In addition, the Department has an excellent relationship with the Missouri Regional Planning Commissions.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

All Missouri CoCs have implemented a CE System. The CE system serves as a single point of access for those at-risk of or experiencing homelessness. CE was required to be in place for each Missouri Continuum of Care by January, 2018. Through consolidation of MHDC programs into a single program called the Missouri Housing Innovation Program (MoHIP), funding has been made available to increase equal access to housing opportunities, promote success in permanent housing for the hardest to house individuals and families, assist Continua in meeting HUD Coordinated Entry requirements, and to

provide HMIS support for Missouri Continua. MoHIP's objective is to quickly identify and engage people at risk of and experiencing homelessness, provide immediate access to shelter and crisis services, intervene to prevent loss of housing and divert people from entering the homeless service system, and to address service gap needs as they appear within a community's systematic response to homelessness. The state began working with MONAHRO to increase PHA input for the 2018-2022 Consolidated Plan. Missouri's Consolidated Partners will continue to work with MONAHRO and PHAs throughout the state to improve access to processes, encourage collaboration and better align affordable housing priorities. The 2019 Action Plan continued to improve on the partnership between the state and PHAs, working on issues with staff and resident engagement, involving PHA staff in other statewide efforts, and offering more opportunities for shared training. This ongoing collaboration will benefit and improve the state's affordable housing and community development strategies and ultimately help more Missourians find homes in healthy communities.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Missouri Statewide Fair Housing Impediments Analysis underscored the fact that housing discrimination continues despite increased education and improved housing access in some communities. The report noted that for low income renters, that discrimination is most pronounced. For some populations, discrimination can, to an extent, be mitigated. The Violence Against Women Reauthorization Act (VAWA) of 2013 expands housing protections to eligible residents living in LIHTC developments. MHDC is working with properties to provide education about their responsibilities under. MHDC requires all affordable developments to adopt fair housing marketing plans prior to the issuance of funding. MHDC continues working to expand outreach to potential tenants and to make fair housing resources available to current residents. Creating more affordable housing options for all Missourians, educating our property managers about fair housing choice, and improving access to affordable housing resources for those who need it, will continue to be priorities for MHDC.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The State posts the CAPER on the Department of Economic Development website, [ded.mo.gov](http://ded.mo.gov), with notice provided of the posting. All agency partners to the consolidated plan distribute notice of the posting by agency distribution lists. The distribution lists include community development, housing and social services networks. The CAPER is available for a 15 day comment period.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

In response to the significant need to assist LMI and vulnerable populations with recovery needs as a result of a presidentially declared disaster, the State amended the 2019 program year Action Plan in October 2019. Since offering formula CDBG funds for disaster recovery, the State has funded 4 projects totaling \$33,037,549. The State continues to respond to workforce training needs with the Workforce Training Initiative. For the 2019 program year, 4 projects totaling \$1,824,344 were funded for this initiative.

For Program Year 19 (April 1, 2019 to March 31, 2020):

Long-term Recovery:

2018 program year funding – 2 projects totaling \$2,680,512.00

2019 program year funding – 2 projects totaling \$357,037.00

Work Force Training:

2018 program year funding – 1 project \$500,000

2019 program year funding – 3 projects totaling \$1,324,344.00

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

MHDC continues to work with our property managers, mortgage lenders and internal leadership to ensure that fair housing resources are available and that access to those resources is increased. MHDC held a statewide Special Needs Housing Summit in July 2014.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Based on the IDIS report PR07 MHDC disbursed \$5,891,750.23 during the period of 04/01/2019 to 03/31/2020. MHDC polices requires the utilization of available program income on projects before the drawdown of HOME funds from entitlement. The Program income was used throughout the period on 20 rental projects of which 13 are still under construction that would be utilized to provide affordable housing to Low Income households. Attached is a list of the 20 rental project owners & attached are the tenant characteristics for the 7 completed projects.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Many of Missouri's affordable housing resources are coordinated by MHDC. As the state housing finance agency, MHDC is dedicated to strengthening communities and the lives of Missourians through the financing, development and preservation of affordable housing. Funding decisions are made in accordance with the QAP and other allocation plans (including the HTF allocation plan) approved annually by MHDC Board of Commissioners. Federal resources, including HOME and HTF are leveraged with alternative funding resources as they become available in connection with the private/public partnership programs involving the production of rental property. MHDC is committed to ensuring that all allocation plans for the various funding sources effectively meet the needs of the Missouri citizens including individuals and families who represent special needs populations and other vulnerable or at-risk populations



## CR-55 - HOPWA 91.520(e)

### Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	150	0
Tenant-based rental assistance	175	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

### Narrative

## CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

## CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

### 1. Recipient Information—All Recipients Complete

#### Basic Grant Information

Recipient Name MISSOURI  
Organizational DUNS Number 879014686  
EIN/TIN Number 446000987  
Identify the Field Office KANSAS CITY  
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

#### ESG Contact Name

Prefix Mr.  
First Name Steven  
Middle Name B  
Last Name Milburn  
Suffix 0  
Title Housing and Food Programs Manager

**ESG Contact Address**

Street Address 1	615 Howerton Court
Street Address 2	0
City	Jefferson City
State	MO
ZIP Code	-
Phone Number	5732915365
Extension	0
Fax Number	0
Email Address	steven.milburn@dss.mo.gov

**ESG Secondary Contact**

Prefix	Ms.
First Name	Sarah
Last Name	Parsons
Suffix	0
Title	Continuum of Care and ESG Coordinator
Phone Number	8167596600
Extension	0
Email Address	sparsons@mhdc.com

**2. Reporting Period—All Recipients Complete**

Program Year Start Date	04/01/2019
Program Year End Date	03/31/2020

**3a. Subrecipient Form – Complete one form for each subrecipient**

Subrecipient or Contractor Name  
City  
State  
Zip Code  
DUNS Number  
Is subrecipient a victim services provider  
Subrecipient Organization Type  
ESG Subgrant or Contract Award Amount

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	398,408
Total Number of bed-nights provided	304,626
Capacity Utilization	76.46%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	272,445
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	82,508
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	152,358
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>507,311</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	294,154
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	210,142
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	187,873
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>0</b>	<b>692,168</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	383,556
Operations	0	0	280,789
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>664,345</b>



Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	195,274
HMIS	0	0	362,673
Administration	0	0	122,618

Table 28 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2017	2018	2019
	0	0	2,544,390

Table 29 - Total ESG Funds Expended

**11f. Match Source**

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	157,614
Other Federal Funds	0	0	194,609
State Government	0	0	929,977
Local Government	0	0	504,065
Private Funds	0	0	1,349,825
Other	0	0	864,710
Fees	0	0	64,398
Program Income	0	0	30,107
<b>Total Match Amount</b>	<b>0</b>	<b>0</b>	<b>4,095,306</b>

Table 30 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	0	0	6,639,696

Table 31 - Total Amount of Funds Expended on ESG Activities

## Public Comment Period

There will be 15 days for Public comment period, starting November 17, 2020 and ending on December 1, 2020. Please send written comments to:

Email: [mocdbg@ded.mo.gov](mailto:mocdbg@ded.mo.gov)

Or by mail at:

CDBG

Department of Economic Development

P.O. Box 118

Jefferson City, MO 65102